



Planning & Economic Development Department
100 Hughes Road
Madison, Alabama 35758

Planning Commission Staff Report

Date: August 17, 2017

Project: Madison Commons (Site Plan 2017-020)

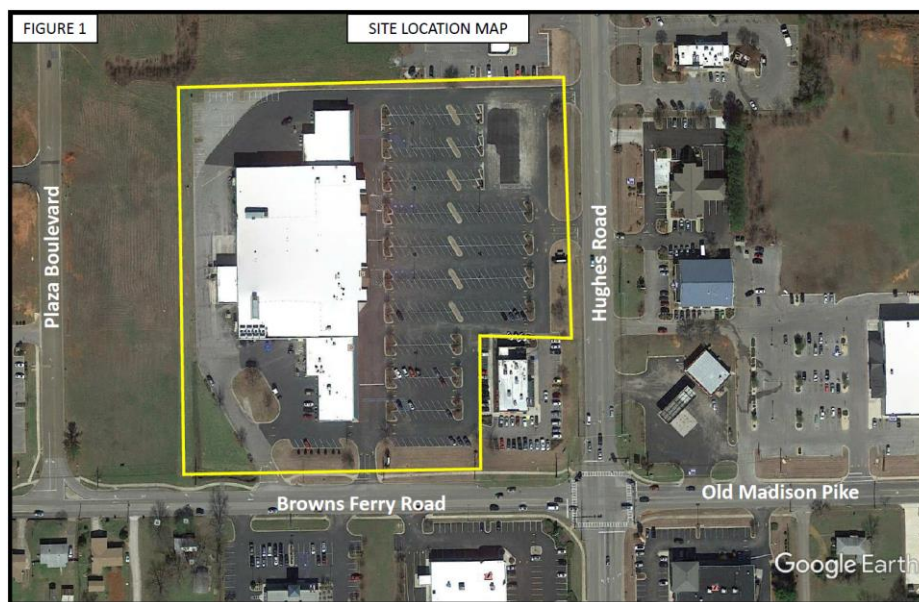
**Applicant/
Property**

Owner: 300 Hughes, LLC

Location: 300 Hughes Road (North of Browns Ferry Road, West of Hughes Road)

Request Summary

This is a request for a site plan for redevelopment of a 75,245 square foot shopping center on 9.08 acres.



Recommendation

Motion to:

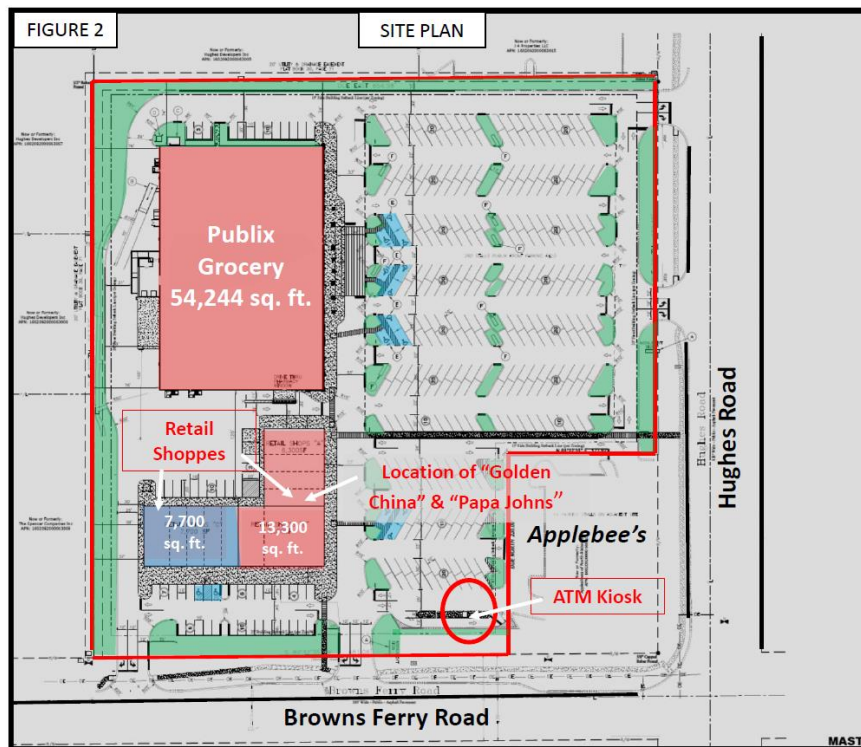
"Approve Madison Commons (SP2017-020) with contingencies."

Project Request

The project will consist of a redevelopment of the former Kroger anchored shopping center. The new development will include the demolition of all existing structures onsite and the construction of a new grocery anchored shopping center. The new grocery store has an area of 54,245 square feet and the remaining 21,000 square feet will be divided into suites. A wide walkway is proposed in front of the suites facing Browns Ferry Rd to be able to accommodate outdoor dining.

Due to existing tenant lease agreements, the project will be divided into two phases. Phase I will include construction of a 7,700 square foot retail section highlighted in blue on Figure 2 to be completed prior to the demolition of the existing retail section where “Golden China” and “Papa Johns” are located. Concurrently, the exiting grocery space will be demolished. Phase II will consist of those existing tenants being relocated to the newly constructed shops and the vacated shops will be demolished. A proposed ATM kiosk-drive thru only is also proposed as a part of Phase II. Phase I is excepted to begin September 1, 2017 with a five month duration and Phase II will begin in early 2018 with an October 2018 turnover and grand opening.

The project will provide for 377 parking spaces. A reciprocal access agreement is proposed between the new shopping center and adjacent properties to the north and west, as well as Applebee’s. Existing access points onto Hughes Road will remain in place and be widened approximately 12 feet for a new width of 36 feet. The existing western access onto Browns Ferry Road will be demolished and relocated to the western property line. The existing eastern access onto Browns Ferry Road will remain in place and widened to the new access width of 36 feet. The project also includes a pedestrian walkway, just north of the Applebee’s site, from Hughes Road to the retail shops

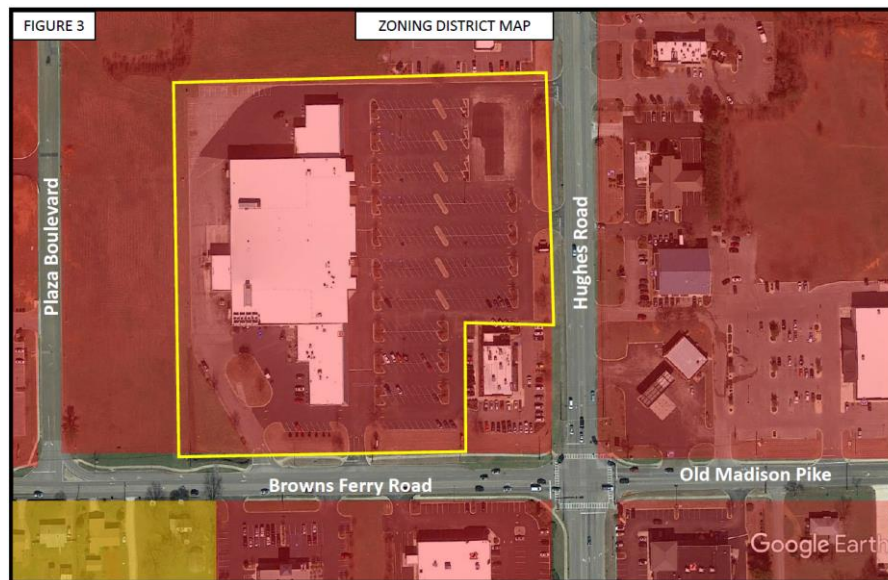


General Information

Background: Not Applicable.

Future Land Use, Zoning, and Existing Land Uses:

TABLE 1 LAND USE AND ZONING INFORMATION			
Location	Future Land Use Map	Zoning	Existing Land Use
Subject Site	C (Commercial)	B2 (Community Business District)	Shopping Center
North of Subject Property	C	B2	Restaurant & Vacant
East of Subject Property (across Hughes Road)	C	B2	Retail & Service Establishments
South of Subject Property (across Browns Ferry Road)	C & RM (Residential Medium Density)	B2 & R2 (Medium Density Residential District)	Retail & service establishments Single-family dwelling
West of Subject Property	C	B2	Vacant



Conformance with Long Range Plans:

1. Future Land Use Map
The Future Land Use Map designates the subject property C (Commercial) and the proposed development and underlying zoning are consistent with this land use.
2. Growth Plan.
The subject property is part of the Midtown Madison KDA (Key Development Area) and a local commercial node is recommended for the site. The proposed development is in accord with this recommendation.
3. Parks & Recreation Master Plan. Not Applicable

Zoning & Subdivision Compliance:

The proposed project complies with all applicable requirements in the Zoning Ordinance and Subdivision Regulations.

Technical Review Committee:

The subject request was reviewed by the Technical Review Committee. The Committee recommends approval of the application with the contingencies provided in Attachment No. 1.

Analysis

The project will allow for the construction of a new shopping center that will incorporate the most updated city regulations for architecture, landscaping and lighting. The project has design elements to encourage pedestrian access and outdoor dining to assist with revitalization of the site. The site plan meets all applicable regulations and staff recommends approval.

Attachments

1. Recommended Technical Review Committee Contingencies for Madison Commons/Site Plan
2. Site Plan dated and received August 9, 2017

Attachment No. 1

Recommended Technical Review Committee Contingencies
Madison Commons – Site Plan

Planning Department

1. Submit the reciprocal access agreement.

Attachment No. 2

Site Plan

Madison Commons

Received August 9, 2017

(If viewed electronically from a link on the published agenda, this attachment can be found by clicking on the title of the project name listed on the agenda)

August 17, 2017